

HOUSING AUTHORITY OF THE CITY OF PASO ROBLES
BOARD MEETING MINUTES
June 13, 2023

Chairman:	Mr. Dave Anderson
Commissioners:	Mr. Wes Willhoit
	Mr. Kevin Kopp
	Mr. Joe Irick
Sec/Dir:	Mr. David Cooke
CFO:	Ms. Cynthia Fardanesh
Recorder:	Ms. Jessica Aguilar
Staff:	Ms. Betian Webb
City Liaison:	Mr. Chris Bausch
Absent:	Ms. Julie Richardson
	Ms. Myhra Miears
	Ms. Adrian Vega

Meeting called to order by Mr. Anderson at 5:02 PM.

1. **Public Comment:** None
2. **City Liaison Report:** Mr. Bausch reported on the latest news with the City. The City will extend the parking to the first two hours free for downtown and \$2 per hour thereafter. An ad hoc group will be appointed to meet and discuss the future of downtown parking. The findings will be brought back to the council September 2023. The City will host a public workshop on July 7, 2023 to address the unhoused members needs of the community. The final agenda isn't ready yet regarding relationship with ECHO and twenty tiny homes in Paso Robles. Many people in the area are not happy about the potential location of these twenty tiny homes. Agencies are working together to come up with a better solution. A ribbon cutting ceremony will be held on June 23, 2023 @ 10:00 am, for the opening of the roundabout located at Golden Hill and Union Road.
3. **Consent Agenda:** Mr. Irick motioned to approve the consent items and Mr. Kopp, seconded, the motion passed. 4 ayes, 0 noes, 3 absent.
 - a. **Approval of May 9, 2023 minutes:** The board had no questions or comments.
 - b. **Financials:** Ms. Fardanesh reported that the statements that were provided are a 10-month statement ending April 30, 2023. PRHA reported \$760,884 of income, \$858,385 of expenses leaving a net deficit of \$97,501. PRHA balance sheet reported cash of \$287,039 in the checking accounts, \$1,021,391 in investment account with total current assets of \$1,772,657. PRLLC recorded \$327,629 of income and \$0.00 of expenses leaving a net surplus of \$327,629.
4. **Directors Summary Report:**
 - a. **Summary Report:**
PRHA/PRLLC: Mr. Cooke reported that PRHA/AHPR has no significant information to report.

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Oak Park 1: Mr. Cooke reported that Oak Park 1 is currently 100% occupied. We expect two move outs by the end of this month. We are currently working on filling these two units that received PBV rental assistance from HASLO. No major maintenance issues to report. Oak Park 1 we do not expect any major collection issues other than some late payments.

Oak Park 2: Mr. Cooke reported that Oak Park 2 is currently 100% occupied. No major maintenance issues to report. Oak Park 2 we do not expect any major collection issues other than some late payments.

Oak Park 3: Mr. Cooke reported that Oak Park 3 is currently 100% occupied. Oak Park 3 is still working on pending rents due to COVID-19. Three tenants are outstanding but working with 5 Cities Coalition. Other than that collections are looking pretty good. No major maintenance issues to report.

Oak Park 4: Mr. Cooke reported that Oak Park 4 is currently 100% occupied. Oak Park 4 is still working on pending rents due to COVID-19. Three tenants outstanding and two evictions are in process. Other than that collections are looking pretty good. No major maintenance issues to report.

5. Old Business:


- a. **Development Pipeline:** Mr. Cooke reviewed the Development Pipeline with PRHA board members. Kleck Road: Mr. Cooke is working with Mr. Paul Davis on a conceptual plan for 66 units, three stories and 180 units. Mr. Cooke is going to meet with the City of Paso Robles and Mr. Brad Pawlowski (Paso Robles School District) to collaborate with.
- River Walk Terrace:** Mr. Cooke reported that the property should close escrow by the end of this month. There are a few issues with the amended CC&R's that is being worked on.
- Sunrise Villas:** Mr. Cooke reported that the property should close escrow this June 15, 2023 and do the recording on June 16, 2023.
- Mr. Cooke informed the board that at the July 2023 board meeting, he will provide a list of all the different funding sources.


6. New Business: None.

7. **Other:** Mr. Cooke reported that the ground breaking ceremony for both upcoming projects will be in July and August 2023.
8. **Next PRHA meeting scheduled for July 11, 2023 @ 5:00 PM.**

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9. Adjourn: Mr. Anderson motioned to adjourn the meeting at 5:43 PM.

Chairman 
David W. Anderson

Secretary 
David A. Cooke

Date July 11, 2023